

092.0

0002

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

636,300 /

636,300

USE VALUE:

636,300 /

636,300

ASSESSED:

636,300 /

636,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		HEMLOCK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KURIHARA SOTO B CINTHYA	
Owner 2: JOO EDUARDO	
Owner 3:	

Street 1: 103 HEMLOCK ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: IRVING CHRISTINE A -	
Owner 2: -	

Street 1: 103 HEMLOCK ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:

Postal: 02474	
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NARRATIVE DESCRIPTION	
This parcel contains 6,076 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1962, having primarily Vinyl Exterior and 1824 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6076.000	214,700		421,600	636,300		59493
							GIS Ref
							GIS Ref
							Insp Date
							10/17/18



USER DEFINED

Prior Id # 1:	59493
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:08:19
LAST REV	
Date	Time
05/07/19	14:26:03
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	214,700	0	6,076.	421,600	636,300	636,300	Year End Roll	12/18/2019
2019	101	FV	188,500	0	6,076.	427,600	616,100	616,100	Year End Roll	1/3/2019
2018	101	FV	188,500	0	6,076.	319,200	507,700	507,700	Year End Roll	12/20/2017
2017	101	FV	188,500	0	6,076.	289,100	477,600	477,600	Year End Roll	1/3/2017
2016	101	FV	188,500	0	6,076.	277,000	465,500	465,500	Year End	1/4/2016
2015	101	FV	188,500	0	6,076.	234,900	423,400	423,400	Year End Roll	12/11/2014
2014	101	FV	188,500	0	6,076.	222,800	411,300	411,300	Year End Roll	12/16/2013
2013	101	FV	188,500	0	6,076.	212,000	400,500	400,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IRVING CHRISTIN	49699-19		6/29/2007		410,000	No	No		
MOSCARITOLO JOS	27587-439		8/19/1997		191,500	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2016	862	Wood Dec	15,000				REBUILD DECK	
9/28/1998	679	Manual	6,800				SIDING/WINDOWS	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6076		Sq. Ft.	Site		0	70.	0.995										421,594						421,600	

EXTERIOR INFORMATION

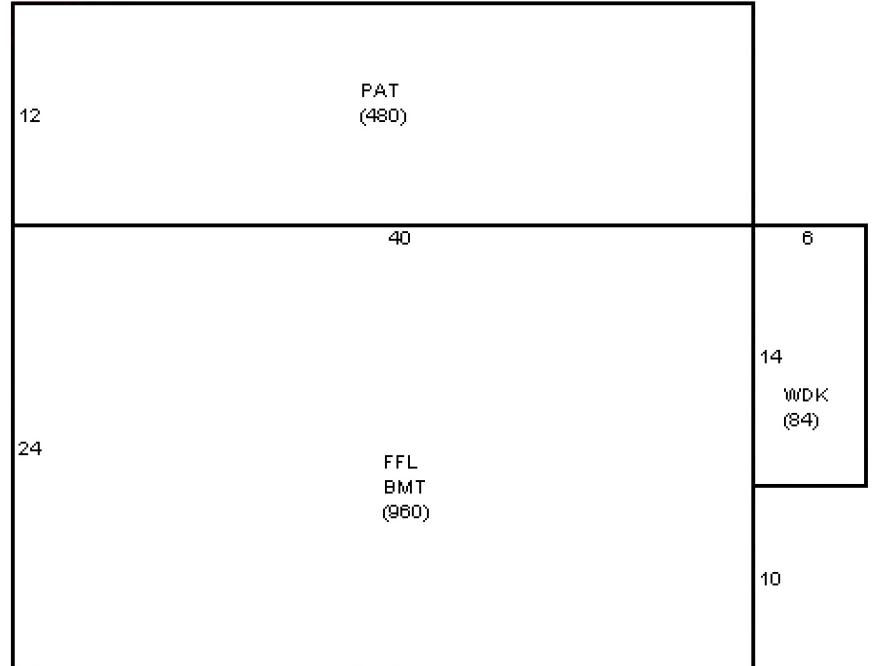
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Fair

COMMENTS

OF=BMT SINK.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1962
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	5	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	5	2	

RES BREAKDOWN

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 5 BRs: 2 Baths: 1 HB	

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10x8	A	AV	2000	0.00	T	15.2	101						

PARCEL ID 092.0-0002-0020.0

More: N

Total Yard Items: []

Total Special Features: []

Total: []

IMAGE

AssessPro Patriot Properties, Inc